

1 An ordinance approving the dissolution of the Downtown Parks Business District, the
2 discharge of the members of its board of commissioners; the authorization of a matching grant
3 program for streetscape or façade improvements, landscaping and sidewalk repair; the approval
4 of a contract among the Downtown Parks Business District, the St. Louis Local Development
5 Co., and the Downtown St. Louis Partnership, Inc. for implementation of the matching grant
6 program; the transfer of funds of the Downtown Parks Business District to the St. Louis Local
7 Development Co.; and related matters, containing an emergency clause.

8 WHEREAS, the Downtown Parks Business District (the “District”) was established in
9 1994 by Ordinance 63156 of the City of St. Louis (the “Ordinance”) for the area of the City
10 described as:

11 Beginning at the intersection of the centerlines of Tucker
12 Boulevard and Lucas Avenue; thence westwardly along the
13 centerline of Lucas Avenue across all intervening streets to the
14 intersection of the centerlines of Lucas Avenue and 18th Street;
15 thence southwardly along the centerline of 18th Street across all
16 intervening streets to the intersection of the centerlines of 18th and
17 Market Streets; thence eastwardly along the centerline of Market
18 Street across all intervening streets to the intersection of the
19 centerlines of Market Street and Tucker Boulevard; thence
20 northwardly along the centerline of Tucker Boulevard across all
21 intervening streets to the intersection of the centerlines of Tucker
22 Boulevard and Lucas Avenue; which area includes all of the
23 following City blocks: 490, 491, 492, 493, 494, 495, 496, 497,
24 498, 499, 500, 501, 504, 505, 506, 507, 508, 509, 510, 511, 512,
25 513, 514, 515, 519, 520 E and W, 521, 522 E and W, 523, 824,
26 826, 827, 828, 829, 830, 831, 832, 833, 834, 835; and
27

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Sponsor: Alderman Reed

1 WHEREAS, the District is governed by a Board of Commissioners appointed by the
2 Mayor with the advise and consent of the Board of Aldermen; and

3 WHEREAS, the District initially received the proceeds of a tax levied by the Ordinance
4 for the purposes of paying all costs and expenses to be incurred in the acquisition, construction,
5 improvement, expansion and maintenance of any of the facilities of the District; and

6 WHEREAS, the tax levy was reduced to zero in July 1999 by Ordinance 64736 of the
7 City of St. Louis in connection with the establishment of the Downtown St. Louis Community
8 Improvement District, Inc.; and

9 WHEREAS, the District has continued to expend the proceeds of the tax levy on hand
10 since that time; and

11 WHEREAS, the District has prepared a report of the funds received and expended from
12 the date of its organization to October 31, 2004, attached hereto as Exhibit A and made a part
13 hereof; and has received a report from Massie Fudenberg Goldberg LLC dated November 18,
14 2004, showing a balance on hand as of October 31, 2004, of \$41,172.14 ("Fund Balance")
15 attached hereto as Exhibit B and made a part hereof; and

16 WHEREAS, the Board of Commissioners of the District has determined that the Fund
17 Balance would be most effectively used to fund a matching grant program for streetscape or
18 façade improvements, landscaping, and sidewalk repair (the "Matching Grant Program")
19 administered by the Downtown St. Louis Partnership, Inc. ("Partnership") and the St. Louis
20 Local Development Co. ("Corporation"); and

21 WHEREAS, after the payment of an invoice of Massie Fudenberg Goldberg LLC of
22 \$450, the District has no further outstanding obligations; and

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1 WHEREAS, on March 11, 2005, the Board of Commissioners of the District adopted a
2 resolution to request that the City of St. Louis adopt and approve an ordinance (the “Ordinance”)
3 to dissolve the District; discharge the Commissioners; authorize the Matching Grant Programs
4 within the District described by Ordinance 63156; authorize the Partnership and the Corporation
5 to implement and administer the Matching Grant Programs; and approve the transfer of the Fund
6 Balance (hereinafter defined) to the Corporation to provide for the Matching Grant Program; and

7 WHEREAS, the Board of Commissioners of the District has proposed an Agreement in
8 order to provide for the orderly dissolution of the District and contribute to the continued success
9 and wellbeing of the District and those who own property and do business therein, to the end that
10 the public interest will be well-served through the continuation of certain matching grant
11 programs; and

12 WHEREAS, the Partnership was organized for the purpose of, among other things, to:
13 foster and promote the economic welfare and development the image, the quality of life and the
14 success and prosperity of the Downtown Area including the District; foster and promote the
15 commercial, industrial, financial, business, professional, scientific, educational, cultural and
16 civic interest together with the health, safety and general welfare of the Downtown Area
17 including the District, and the people, businesses and institutions situated in the Downtown Area
18 including the District; and coordinate the efforts of other persons or entities functioning in the
19 Downtown Area including the District with purposes and activities consistent with those of the
20 Corporation; and

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1 WHEREAS, the Partnership has agreed to cooperate with the Corporation to implement
2 and administer the Matching Grant Programs following the dissolution of the District pursuant to
3 the terms of this Agreement; and

4 WHEREAS, the Corporation was organized for the purpose of, among other things, to
5 foster economic development and growth in the City of St. Louis; and

6 WHEREAS, the Corporation has agreed to cooperate with the Partnership to implement
7 and administer the Matching Grant Program following the dissolution of the District pursuant to
8 the terms of this Agreement; and

9 WHEREAS, the Corporation and the Partnership are uniquely qualified to render the
10 services provided for in the Agreement and that such services are in the best interest of the
11 success and wellbeing of the District and those who own property and do business therein to the
12 end that the public interest will be well-served through the continuation of the Matching Grant
13 Programs.

14 NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF ST. LOUIS AS
15 FOLLOWS:

16 **SECTION ONE.** Dissolution of District; Discharge of Members of Board of
17 Commissioners.

18 (a) Ordinance 63156 adopted by the Board of Aldermen on May 20, 1994, which
19 established the District is repealed.

20 (b) Jill Belsky, Tim Boyle, Art Littleton, Kevin McGowan, Pete Snyder, and Jack
21 Swanson are released and discharged from their obligations as members of the Board of
22 Commissioners of the District.

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1 **SECTION TWO. Matching Grant Programs.**

2 (a) Jill Belsky, Tim Boyle, Art Littleton, Kevin McGowan, Pete Snyder, and Jack
3 Swanson shall constitute an Advisory Committee for the Matching Grant Programs.

4 (b) The Advisory Committee shall determine and establish the necessary programs
5 and shall devote its best efforts to achieve the objectives of this Agreement within the limits of
6 the funding available.

7 (c) (i) The Partnership shall prepare proposals and solicit applications for
8 participation in the Matching Grant Programs by property owners within the District.

9 (ii) Upon approval by the Advisory Committee, the Partnership shall solicit
10 applications for participants in the Matching Grant Programs by property owners within the
11 District.

12 (iii) The Partnership shall provide oversight for the implementation of the
13 Matching Grant Programs by property owners within the District.

14 (d) Upon approval by the Advisory Committee, the Corporation shall reimburse one-
15 half of the expenditure by a property owner within the area of the District described in the
16 Ordinance for streetscape or façade improvements, landscaping and sidewalk repair.

17 **SECTION THREE.** The Agreement in substantially the form presented to this
18 meeting as Exhibit C hereto is hereby approved.

19 **SECTION FOUR. Fund Balance.**

20 (a) The District shall pay over to the Corporation the Fund Balance less the \$450 due
21 to Massie Fudenberg Goldberg LLC upon the effective date of the Agreement.

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1 (b) The Corporation shall maintain a separate account for the Fund Balance and pay
2 over funds from the Fund Balances upon direction by the Advisory Committee.

3 (c) The Corporation shall not expend any funds paid under this Agreement unless
4 such expenditure shall have been approved by a resolution adopted by a majority of the members
5 of the Advisory Committee.

6 **SECTION FIVE.** This being an ordinance for the immediately preservation of
7 public peace, health and safety, it is declared to be an emergency measure within the
8 meaning of Section 19 and 20 of Article IV of the Charter of the City of St. Louis and
9 therefore this ordinance shall become effective upon its passage and approval by the
10 Mayor.